



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161248	Application No.:	77000355749
Customer Name:	Kamlesh Bholaram Ahir	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kamlesh Bholaram Ahir	Mobile :	8788905415 8547532538

PROPERTY ADDRESS

Property Address:	Shop No G-13 On Ground Floor, Hira Market, Nazul, Sheet No 19d, Nazul Plot No 149, Kasbe Akot, ,Sonar Line, Near Vyavhare Hospital,Tah Akot Dist Akola 444101	Location:	Akot
		City:	Akola Pin Code 444101
		State:	Maharashtra Country India
Legal Address:	Shop No G-13 On Ground Floor, Hira Market, Nazul Sheet No 19d, Nazul Plot No 149, Kasbe Akot, Sonar Line, Near Vyavhare Hospital Tah Akot Dist Akola 444101	Nearby Landmark:	Sonar Line, Near Vyavhare Hospital
		Collateral ID:	I26AKL101-088986

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	COMMERCIAL/RESIDENTIAL
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	100
Green Housing:	No	Distance from City Center Km:	50
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1			COMMERCIAL SHOP
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019	Self	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Shop No 14	Shop No 12	Shop No 15
Actual on Site	Shop Approach Passage	Shop No 14	Shop No 12	Shop No 15
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	80	0	0
Super Built Up/Sellable Area	100	18000	1800000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1800000
% Recommended	100	Realizable Value:	1800000

Realizable Value In Words : Rupees Eighteen Lakh

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is nhl lap commercial case 2. said property is commercial shop, located on gf of the building, occupied by owner himself 3. documents provided includes copy of sale deed in the name of shree govinda bholaram ahir with sr no 2994-2018 dated on 28/08/2018, copy of correction deed of dod executed with sr no 2728-2019 dated on 29/06/2019, approved building plan and commencement certificate of akot nagar palika vide no amc/ws/12/tp/bp/47/2016-2017 dated on 22/12/2017 4. sellable area in valuation is taken from sale deed and correction dod, this is to be noted. 5. case is review for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan and permission from municipal council is received. shop is located on internal side of building.		



Longitude: 77.05800472222222

Latitude: 21.097551944444444

Image Taken 16-SEP-2026 12:00:26



Longitude: 77.05800472222222

Latitude: 21.097551944444444

Image Taken 16-SEP-2026 12:01:03



DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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